

SUMMARY OF COMMUNITY MEETING FOR SLAG RE-PROCESSING AT THE VEREDE VALLEY FAIRGROUNDS

6 PM, MARCH 10, 2008
PUBLIC SAFETY BUILDING
199 S. 6TH STREET

The meeting began at 6 PM with a presentation by Tom Hurkett. There were an estimated 110-125 people in attendance (84 signed-in).

Mr. Hurkett began by introducing the project, outlining the request, the location and the adjacent land uses. He also elaborated on the slag processing activity, the use of a rock crusher, conveyors and silos; and the sizes of the various components. Discussion also commenced concerning the composition of the slag material, potential toxicity, etc. Mr. Hurkett reviewed an analysis of the material, suggesting little or no presence of heavy metals or other toxic materials which are routinely evaluated. Mr. Hurkett talked about the noise issue and reviewed the decibel chart, suggesting a resulting decibel level in the upper 40s adjacent to nearby residential areas. He explained they would easily meet with the City's sound ordinance (*established under the Zoning Ordinance Section 404.V*). He also mentioned that Minerals Resources had decided to reduce the silos to 50 feet high; and have proposed a staggered operating schedule that would limit night work to 50 nights per year; and confines the noisiest part of the operation to daytime hours only.

Mr. Hurkett also talked about the company itself, small, Arizona-based but have sites all over U.S. We will be hiring 10-15 locals full time with benefits.

George Gehlert also introduced himself as the Community Development Director, and offered to respond to any questions regarding the process of review. He also talked about the Community Facilities District (CF zone), and that it includes no restriction on height or setbacks. They have also proposed to meet the lighting code. Therefore no Variances are required. Mr. Gehlert also explained the Conditional Use Permit process, the application of performance standards and the periodic review process.

Questions and answers included the following:

- 1) Why not move the slag elsewhere and process it there? Not economically feasible.
- 2) How long? 15-20 years.
- 3) How would the site be reclaimed? Contribution to a fund over time.
- 4) What about potential to cause silicosis from dust? Should not drive past apartments / residences. We're examining all access options. There is no free silica in the material. It's approved for use on shingles and sand blasting. Meets California standards.
- 5) I want it gone, saw it when they started, there's nothing under it to worry about (no response).
- 6) Will trucks be covered? Yes.
- 7) Why not use 7th Street for access? Don't have public ROW all the way to 89A.
- 8) Who owns? The property is owned by the V.V. Fairgrounds Association. The slag Pile is owned by Curtis Linder.

- 9) We don't want lights or noise. We will meet the City's noise ordinance. Lighting will be reviewed by DRB.
- 10) How will you keep the kids out? The property will be fenced and posted.
- 11) How did you find out about this site? Were you courted by the City? Is this a done deal already? No. We will soon be exhausting the material in Ajo and need to find other locations. This site is close to I-40 and opens additional markets for us. This request has been part of a public process for 3 months. It has been advertised, posted, we sent out PSAs, notified everyone by mail within 500 feet of the fairgrounds property for the first community meeting; and within 1,000 feet for tonight's meeting.
- 12) Why are no variances required? They will meet the light and sound codes. There is no building height restriction in the CF zone. The only restriction would be from the Fire Department's ability to respond to emergency situations.
- 13) Who is the P&Z Commission? Are they City employees? No, they are part of a volunteer Commission appointed by the City Council to advise them on land use issues. By code, they also take final action on Conditional Use Permits (unless appealed).
- 14) Did the fair board approve this? Have they been notified? They are the applicant, they own the property.
- 15) They don't own the property, it's owned by the 4H families. The V.V. Fairgrounds Association is the owner of record.
- 16) What happens if the dust collector fails? That's why we have two.
- 17) Who wants it gone? Who wants it gone who lives nearby (a few people raised their hands in response to both questions).
- 18) What happens to home values? They have increased in Ajo. A local realtor also presented a flier which had been circulated with incorrect information about the request, suggesting this had been the basis for the failure of a pending home sale in the area.

At this point, Mr. Hurkett reviewed the flier with the audience, making corrections to statements about the appearance of the facility, the processing activity, toxicity, lighting and noise issues.

- 19) What about odor? There probably won't be any. The dust is contained.
- 20) Who will be responsible for the leftovers? What's under the pile? Minerals Research will pay into a fund throughout the 15-20 years. This will generate substantial revenues for the City to use toward reclamation if necessary. If not, the City can use the funds for another project.
- 21) How much effluent / stinky water will be used. They will buy reclaimed water from the City. It's approved by the EPA/ADEQ with an A+ rating (best you can get). It's the same thing the contractors use on their grading projects.
- 22) How is this different from the Clarkdale operation? They are extracting minerals in Clarkdale. The Cottonwood operation would be a crushing and bagging facility only. There would be no chemical treatment or leaching (otherwise associated with mineral extraction); and no chemical waste or discharge. There is no smelting. There is no furnace.
- 23) Questions regarding notification / how come I didn't get one. This is the first I've heard about this. Again, the request has been subject to public review for three months, including two P&Z hearings and a City Council update. This is the second

community meeting. Tomorrow is another Council update. Next week will be the the P&Z Commission hearing (March 17th). They may take action. All meetings have been advertised and posted, we sent out PSAs, and notified everyone by mail within 500 feet of the fairgrounds property for the first community meeting; and within 1,000 feet for tonight's meeting. Only property owners were mailed notices.

- 24) Will materials also be imported to the site for processing? No
- 25) Who will clean up toxic leftovers? We will contribute to a fund for cleanup but will not take responsibility for whatever is under the pile.
- 26) How long to construct? 18 months. There may be some additional impacts during the construction process.
- 27) I think more jobs are good. The noise is no louder than boom boxes we put up with every day.
- 28) How will we maintain 6th Street. The City had already programmed this street for reconstruction to industrial grade strength. The applicants are willing to reconstruct Aspen Street from the driveway access west to Sixth Street.
- 29) One truck an hour is nothing. I sat out there for 5 minutes the other day and counted 15 trucks going by.
- 30) Can we stipulate notification by mail for any future reviews? Yes, but we would want the applicants to absorb the cost.
- 31) Can we stipulate more restrictive decibel levels? Yes.
- 32) Has the fairboard been notified? Yes. What about the VFW? Yes.
- 33) Can we still do fireworks over the slag pile? Yes. You can shoot them off the top of the silos if you want to.
- 34) I've worked in mining for years right next to a bagging operation. It's OK. You hardly know it's there.
- 35) I think it's OK.
- 36) What is your age limit on employees?
- 37) What is your contribution to the community? Removing the pile, opening lots of centrally located ground for redevelopment (encouraged by the General Plan). Providing additional jobs with benefits. We'll spend money here, hire services, buy products.
- 38) How do we know you'll finish the job? Will you just take the cream and leave the crap? We have developed a wide range of markets for the slag. We're here for the duration. We're paying into a fund for reclamation at the end.
- 39) Can you even find 15 employees in this town who will pass drug screening? *(others spoke up. "I can, sure, no problem." Some thought the prospect of 10-15 new jobs was not significant, others thought the jobs were a good point.*
- 40) How many of you people actually live near the site? *A few people raised their hands*
- 41) Can we be sure to advertise these meetings on the radio? Yes.

The meeting was adjourned about 8:45 PM.